

# ROGERS, ARKANSAS

## Large Scale Development Plan

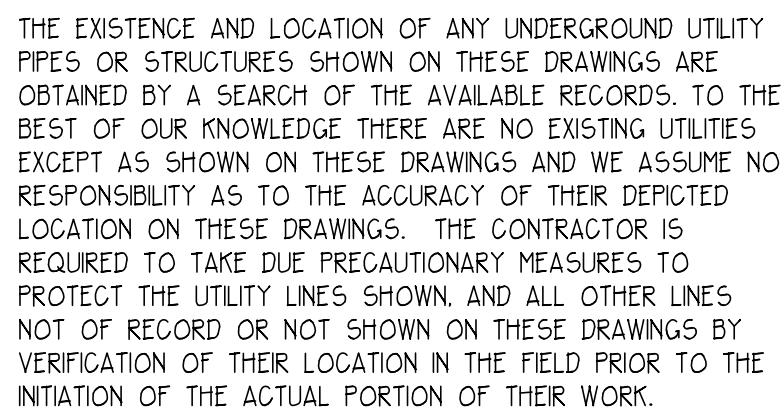
1. THE CONTRACTOR IS SPECIFICALLY ADVERTISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL INSTALL METAL ABUTMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50" IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL PREVAIL.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

1. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5 AC).
2. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
3. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT.
4. A TRUCK WASH DOWN AREA MUST BE SHOWN ON THE PLANS. A TYPICAL DETAIL WILL BE PROVIDED BY THE PLANNING DEPARTMENT AND MUST BE SHOWN ON A DETAIL SHEET.
5. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
6. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
7. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
9. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
11. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2 IN B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2 IN B & B.
14. MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
15. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSOP APPROVAL LETTER
16. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCEING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. SIDEWALKS MUST BE 5/6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
19. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
20. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
21. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. ESTABLISH A POA TO MAINTAIN ALL COMMON AREAS AND PROVIDE THE CITY PLANNER WITH A DRAFT OF THE COVENANTS PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. RECORDED COVENANTS WILL BE REQUIRED AT THE TIME OF THE CERTIFICATE OF OCCUPANCY.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.



1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF SOUTHERN HILL BUSINESS PARK SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

**FLOOD CERTIFICATION:** —  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN  
FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE  
NATIONAL FLOOD INSURANCE PROGRAM FLOOD  
INSURANCE RATE MAP FOR BENTON COUNTY,  
ARKANSAS. (FIRM MAP #05007C0265K &  
#05007C0270K. DATED JUNE 5, 2012)

BASIS OF ELEVATION  
CITY OF ROGERS GIS  
MONUMENT #7

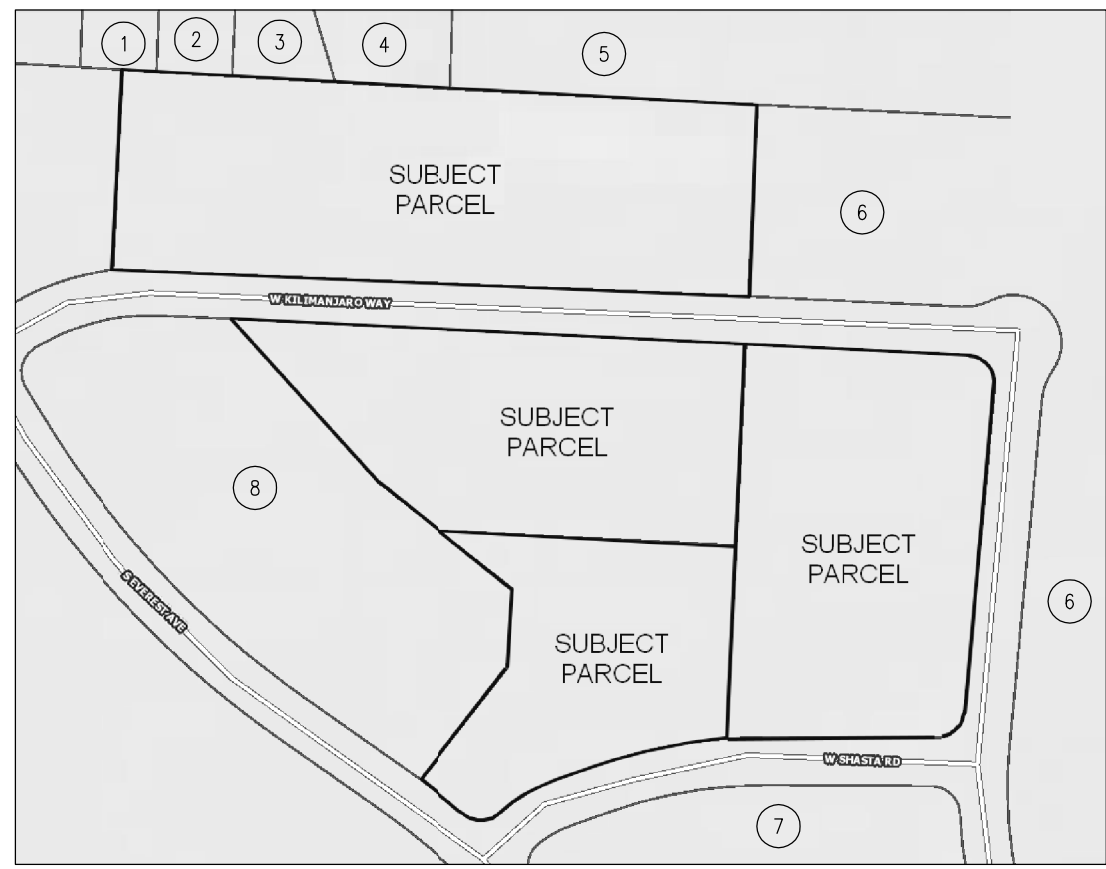
BASIS OF BEARING:  
GPS OBSERVATION - ARKANSAS  
NORTH ZONE

A PART OF LOT 14 OF THE PEAKS SUBDIVISION, PHASE 2, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN BOOK 2004 AT PAGE 868, AND BEING A PART OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE N87°06'13"W 177.73' TO AN EXISTING REBAR, THENCE N01°59'46"E 32.83' TO AN EXISTING REBAR, THENCE N87°04'29"W 330.12', THENCE S02°58'04"W 249.74', THENCE S03°01'16"W 210.00' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S02°54'37"W 201.52', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00' FOR A CHORD BEARING AND DISTANCE OF S78°22'08"W 138.73', THENCE S70°46'35"W 43.28', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00' FOR A CHORD BEARING AND DISTANCE OF S59°28'55"W 68.55', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S89°22'26"W 39.51', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 797.83' FOR A CHORD BEARING AND DISTANCE OF N51°27'56"W 56.48', THENCE N38°12'00"E 147.21', THENCE N04°07'39"E 83.80', THENCE N51°49'46"W 97.58', THENCE S87°01'58"E 309.78' TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DATE \_\_\_\_\_

01





ADJOINING PARCEL MAP

LIST OF ADJOINING PROPERTY OWNERS:

- 1) PARCEL NUMBER: 02-16822-000  
OWNER NAME: ARC CONSTRUCTION & DEVELOPMENT INC  
MAILING ADDRESS: FIREBLAZE IX LLC  
PO BOX 13000  
FAYETTEVILLE, AR 72703-1000  
RSF-5  
ZONING: RSF-5
- 2) PARCEL NUMBER: 02-16821-000  
OWNER NAME: ARC CONSTRUCTION & DEVELOPMENT INC  
MAILING ADDRESS: FIREBLAZE IX LLC  
PO BOX 13000  
FAYETTEVILLE, AR 72703-1000  
RSF-5  
ZONING: RSF-5
- 3) PARCEL NUMBER: 02-16820-000  
OWNER NAME: WOLFE, JUSTIN E & HOLLY N  
MAILING ADDRESS: FIREBLAZE IX LLC  
PO BOX 13000  
FAYETTEVILLE, AR 72703-1000  
RSF-5  
ZONING: RSF-5
- 4) PARCEL NUMBER: 02-16819-000  
OWNER NAME: LEWIS, TIM S & MELISSA S  
MAILING ADDRESS: WELLS FARGO  
MAC X2301-026  
1 HOME CAMPUS  
DES MOINES, IA 50328-0001  
RSF-5  
ZONING: RSF-5
- 5) PARCEL NUMBER: 02-01712-040  
OWNER NAME: MCCRAW REVOCABLE TRUST, GLORIA MAE  
MAILING ADDRESS: MCCRAW GLORIA M  
2430 S 26TH ST  
ROGERS, AR 72758-6145  
RSF-5  
ZONING: RSF-5
- 6) PARCEL NUMBER: 02-16715-011  
OWNER NAME: CH PEAKS LLC  
MAILING ADDRESS: CH PEAKS LLC  
599 HORSEBARN RD STE 100  
ROGERS, AR 72758-8711  
R-0  
ZONING: R-0
- 7) PARCEL NUMBER: 02-16715-006  
OWNER NAME: EMERITROG LLC  
MAILING ADDRESS: EMERITROG LLC  
3131 ELLIOTT AVE STE 500  
SEATTLE, WA 98121-1032  
RMF-9A  
ZONING: RMF-9A
- 8) PARCEL NUMBER: 02-16715-000  
OWNER NAME: OWEN, SALAH JAMES  
MAILING ADDRESS: OWEN SALAH JAMES  
10710 CLAYTHORNE CT  
RICHMOND, TX 77407  
RMF-9A  
ZONING: RMF-9A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	50.36'	50.29'	S 87°34'48" W	10°29'34"
C2	30.00'	48.44'	43.35'	S 40°40'56" E	92°31'21"
C3	30.00'	44.50'	40.53'	S 47°50'00" W	84°59'10"
C4	525.00'	41.21'	41.20'	S 88°12'57" W	4°29'51"
C5	525.00'	136.14'	138.73'	S 78°24'08" W	131°11'05"
C6	175.00'	69.10'	68.55'	S 69°28'55" W	23°18'23"
C7	30.00'	43.13'	39.51'	S 89°23'26" W	92°22'16"
C8	797.83'	56.49'	56.48'	N 51°27'56" W	4°03'24"



TOTAL ACREAGE  
PARCEL #02-16715-002  
(GROUP 1 #1)  
3.04 ACRES +/-

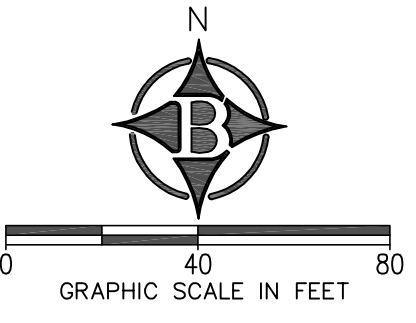
ROGERS PLANNING NOTES:

1. ALL TRUNCATED DOME MATS MUST BE REMOVED & REPLACED
2. ALL EXISTING STREET LIGHTS MUST BE MADE OPERATIONAL. MUST COORDINATE WITH CARROLL ELECTRIC SO THEY WILL MAINTAIN THE LIGHTS OR THE POA MUST ACCEPT RESPONSIBILITY FOR THE LIGHTS.

SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING.

PROPOSED	EXISTING	DESCRIPTION
○	○	REBAR (PROPERTY CORNER)
○	○	ASPHALT SURFACE
○	○	BACKFLOW PREVENTION VALVE
○	○	BENCHMARK
○	○	BOLLARD
○	○	BOUNDARY
○	○	BOUNDING
○	○	CABLE PEDESTAL
○	○	CONCRETE SURFACE
○	○	CONDUIT
○	○	CURB & GUTTER
○	○	DEVELOPMENT OF ROAD
○	○	DUMPSTER
○	○	ELECTRIC LINE (OVERGROUND)
○	○	ELECTRIC LINE (UNDERGROUND)
○	○	ELECTRIC METER
○	○	ELECTRIC PEDESTAL
○	○	ELECTRIC TRANSFORMER
○	○	EROSION CONTROL (BAY-BAY)
○	○	EROSION CONTROL (SLT FENCE)
○	○	FENCE
○	○	FIRE HYDRANT
○	○	FLOW LINE
○	○	HYDROGRAPHIC LINE
○	○	FORCE MAIN
○	○	GAS LINE
○	○	GAS METER
○	○	GRASS SURFACE
○	○	HOSE BIB
○	○	POWER POLE
○	○	REBAR (PROPERTY CORNER)
○	○	RETAINING WALL
○	○	RIGHT-OF-WAY LINE
○	○	SANITARY SEWER CLEANOUT
○	○	SANITARY SEWER LINE
○	○	SANITARY SEWER MANHOLE
○	○	SANITARY SEWER SERVICE LINE
○	○	SECTION LINE (ASL) PROP. LINE
○	○	SEWER LINE
○	○	SHOW FLARE/PIPE
○	○	SPOT ELEVATION
○	○	STORM SEWER MANHOLE
○	○	STORM SEWER PIPE
○	○	STREETLIGHT
○	○	TELEPHONE LINE
○	○	TELEPHONE PEDESTAL
○	○	TREE
○	○	TREE CANOPY LINE
○	○	UTILITY EASEMENT
○	○	WATER LINE
○	○	WATER MAIN FIC
○	○	WATER METER
○	○	WATER SERVICE
○	○	WATER VALVE



STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES  
BATES & ASSOCIATES, INC.  
#335  
ARKANSAS ENGINEER

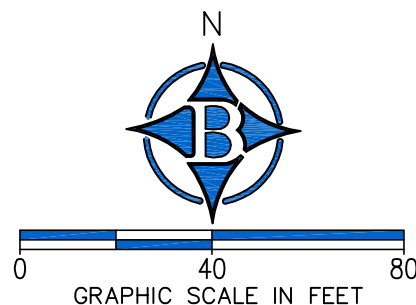
ENGINEER: G. Bates  
DRAWN BY: J. Young

DATE	REVISIONS
2/12/16	
3/4/16	
1ST SUBMITTAL	
REVISIONS PER 2-26-16 TECHNICAL REVIEW	

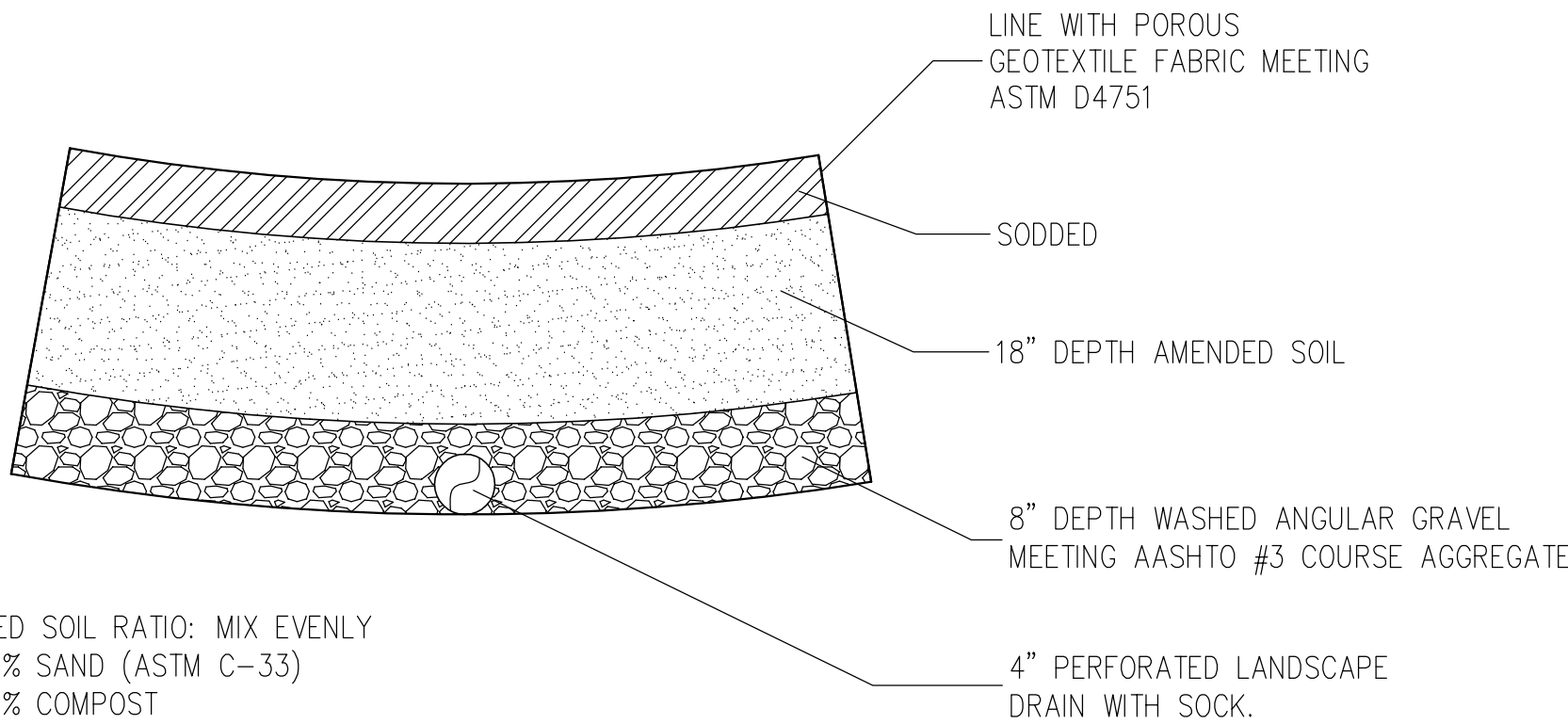
SHADOWBROOKE AT THE PEAKS PH1  
LARGE SCALE DEVELOPMENT PLANS  
SITE & UTILITY PLAN  
ROGERS, ARKANSAS

Bates & Associates, Inc.  
www.tbatesinc.com  
Civil Engineering & Surveying  
7230 S. Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9350  
Fayetteville, Arkansas 72704





TOTAL AREA OF SITE	388,914 SQ FT
IMPERVIOUS AREA	166,165 SQ FT
% OF IMPERVIOUS AREA	42.7%



N.T.S.

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. CONTRACTORS SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.
5. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
6. TRUCK WASHDOWN AREA OR POWER WASHING MUST BE PROVIDED ON-SITE.

1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
  - (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
  - (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
  - (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
  - (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

- 50% SAND (ASTM C-33)
- 25% COMPOST
- 25% SANDY LOAM TOPSOIL

7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9350  
Fayetteville, Arkansas 72704

DATE \_\_\_\_\_

03

# SHADOWBROOKE AT THE PEAKS PH I LARGE SCALE DEVELOPMENT PLANS GRADING, DRAINAGE, & EROSION CONTROL PLAN ROGERS, ARKANSAS



REQUIRED LANDSCAPING TABLE			
		FACTOR	COUNT
EXISTING TREES	0	1	0
EXISTING SHRUBS	0	1	0
LANDSCAPE REQUIRED	388,945 SF/1,000 SF = 389 TREES & SHRUBS		389
TOTAL TO BE PLANTED MINUS EXISTING	389		389
OVERLAY LANDSCAPE REQUIRED	±0 SQUARE FEET		0 TREES
PROVIDED	89 TREES & 300 SHRUBS WILL BE PLANTED		389

PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT MIN.	SIZE	NOTES
14	BC	PIN OAK <i>Quercus palustris</i>	B&B	2.5" CAL.	
7	LP	BALD CYPRESS <i>Taxodium distichum</i>	B&B	2.5" CAL.	
48	HL	LONDON PLANE TREE <i>Platanus x acerifolia</i>	B&B	2.5" CAL.	
6	BC	EASTERN RED CEDAR <i>Juniperus virginiana</i>	B&B	2.5" CAL.	
55	MH	ADAGIO MAIDEN HAIR <i>Miscanthus sinensis 'Adagio'</i>	CONT.	5 GAL.	
47	BX	BOXWOOD <i>Buxus sempervirens</i>	CONT.	5 GAL.	
11	TS	THUNBERG SPIREA <i>Spiraea thunbergii</i>	CONT.	5 GAL.	
75	IH	INKBERRY HOLLY <i>Ilex glabra</i>	CONT.	5 GAL.	
220	BE	BLACK-EYED SUSAN <i>Rudbeckia Sp.</i>	FLAT	4" POT	

